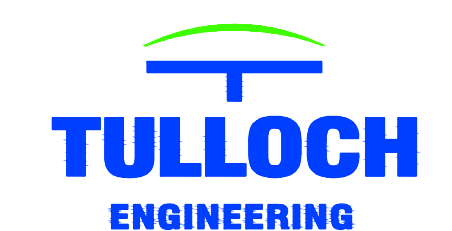


ZONING TABLE			
Total Lot Area	±61684m ²		
Number of Units	179 Units		
R3-1 ZONE REQUIREMENTS	REQUIRED	PROVIDED	
Lot Frontage	18.0m	180.0m	
Front Yard Setback	6.00m	6.30m	
Side Interior Yard Setback North (Abbut Res.)	5.00m	18.50m	
Side Interior Yard Setback South (Abbut Res.)	5.00m	20.00m	
Rear Yard Setback	7.50m	13.50m	
Maximum Height	19.00m	19.00m	
Lot Coverage	50%	±15.20%	
Landscaped Area	30%	±50%	
PARKING REQUIREMENTS	@1.5/unit	@1.0/unit	
39-Unit Multiple Dwelling (5-Storey)	45	30	30
45-Unit Multiple Dwelling (D2) (5-Storey)	135	90	90
12-Unit Multiple Dwelling (1-Storey)			
3-Unit Multiple Dwelling (1-Storey)	35	23	31
8-Unit Multiple Dwelling (1-Storey)			
4-Unit Row Dwelling (x5)(1-Storey)	30	20	20
3-Unit Row Dwelling (x2)(1-Storey)	9	6	6
5-Unit Row Dwelling (1-Storey)	8	5	5
Semi-Detached Dwelling (1-Storey)	4	2	2
3-Unit Multiple Dwelling (1-Storey)	5	3	3
TOTAL	271	179	187
Width of Parking Spaces	2.75m	2.75m	
Length of Parking Spaces	6.00m	6.00m	
Parking Spaces Barrier Free	4	7	
Width of Accessible Parking Space	4.40m	4.40m	
Length of Accessible Parking Space	6.00m	6.00m	
Minimum Drive Aisle Width	6.00m	6.00m	
Bicycle Parking	68	68	

LEGEND:
 PROPOSED CONTOURS ——— 282 ———

REVISION:	No.	DATE	BY



ESTELLE STREET DEVELOPMENT
 SUDBURY, ONTARIO

ZONING CONCEPT PLAN

ENGINEER'S SEAL

SCALE 1:750
 DRAWN D.R.
 CHECKED T.M. / K.J.
 DATE AUGUST 26, 2020
 PROJECT No. 19-1564
 SHEET C1